

# Gateway Estates Unit One Replat H

City of El Paso — City Plan Commission — 10/4/2018

**SUSU18-00063 — Resubdivision Preliminary**



**STAFF CONTACT:** Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

**PROPERTY OWNER:** GFA Limited Partnership  
GFA, LLC  
Albert and Esperanza Gamboa Trust  
Albert and Esperanza Gamboa Trust of July 1995  
Albert Gamboa Jr. and Esperanza Gamboa Trust

**REPRESENTATIVE:** CEA Group

**LOCATION:** North of Vista Del Sol and East of Joe Battle, ETJ

**ACREAGE:** 66.08

**VESTED:** Yes (Park standards)

**PARK FEES REQUIRED:** N/A

**EXCEPTION/MODIFICATION REQUEST:** 1. To waive the required street improvements to the applicant's proportionate share of Cherrington Street.

**RELATED APPLICATIONS:** Gateway Estates Unit One Replat G.

**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval with condition.

**SUMMARY OF REQUEST:** The applicant proposes to resubdivide 66.08 acres of land in the city's extraterritorial jurisdiction for 267 residential lots, one park and one drainage pond. Gateway Estates Unit One Replat H lies within the Gateway Estates Land Study, which was approved on February 11, 2016. Access to the subdivision is proposed from Cherrington street and Gateway Estates Unit One Replat G, subdivision located to the south. This development is being reviewed under the current subdivision code, however, Parks is being reviewed under former code.

**SUMMARY OF RECOMMENDATION:** Planning staff's recommendation is **APPROVAL** of Gateway Estates Unit One Replat H on a resubdivision preliminary basis subject to the following condition:

- Gateway Estates Unit One Replat G and Gateway Estates Unit One Replat H shall be recorded concurrently in order to provide adequate access to Gateway Estates Unit One Replat H.



## DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

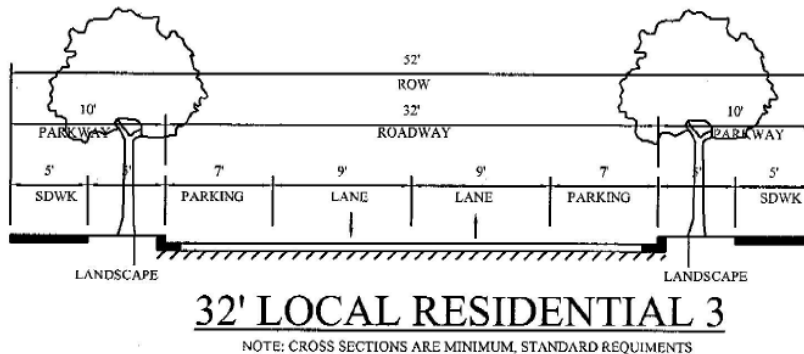
The applicant is requesting the following exception under 19.10.050-A.1.c. (Roadway participation policies):

1. To waive the required street improvements to the applicant's proportionate share of Cherrington Street.

### **Cherrington Street**

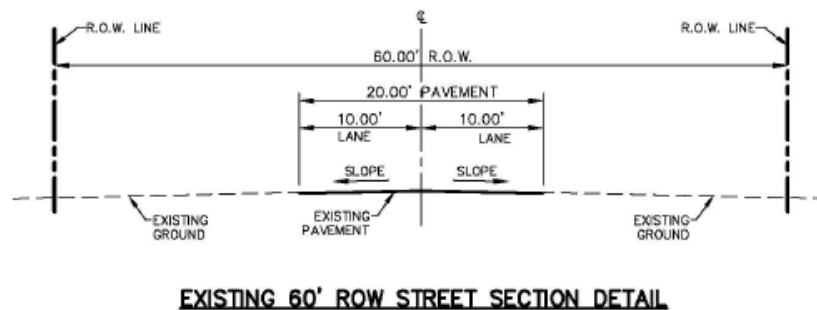
#### **Required**

The applicant's proportionate share, per the DSC, would require installation of six additional feet of pavement, a 5' landscape parkway and 5' sidewalk.



#### **Existing**

The ROW width exceeds the requirement, however, no improvements are proposed.



The proposed exception does not meet the following criteria under Section 19.10.050.A.1.c. (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception as written concurrence from the County of El Paso has not been received for the waiver of improvements for the above mentioned street. The section reads as follows:

### **Section 19.10.050.A.1.c.**

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

c: For all plats located in the City of El Paso' extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

## RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated O6, Potential Annexation

<b>GOAL 2.2:</b>	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
<b>GOAL 2.3:</b>	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>2.2.4.a.:</b> Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a 4.77 park.
<b>2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is proposing connections to Cherrington Street.

**NEIGHBORHOOD CHARACTER:** Subject property is located in the City of El Paso's extraterritorial jurisdiction and within the path of annexation. Properties adjacent to the subject property are currently vacant. The nearest school is Vista Del Futuro Charter School (2.08 miles). A park is proposed within the subdivision. This property is located within the Eastside Impact Fee Service Area.

**COMMENT FROM THE PUBLIC:** N/A

**STAFF COMMENTS:**

Planning staff's recommendation is APPROVAL of Gateway Estates Unit One Replat H on a subdivision preliminary basis subject to the following condition:

- Gateway Estates Unit One Replat G and Gateway Estates Unit One Replat H shall be recorded concurrently in order to provide adequate access to Gateway Estates Unit One Replat H.

**PLAT EXPIRATION:**

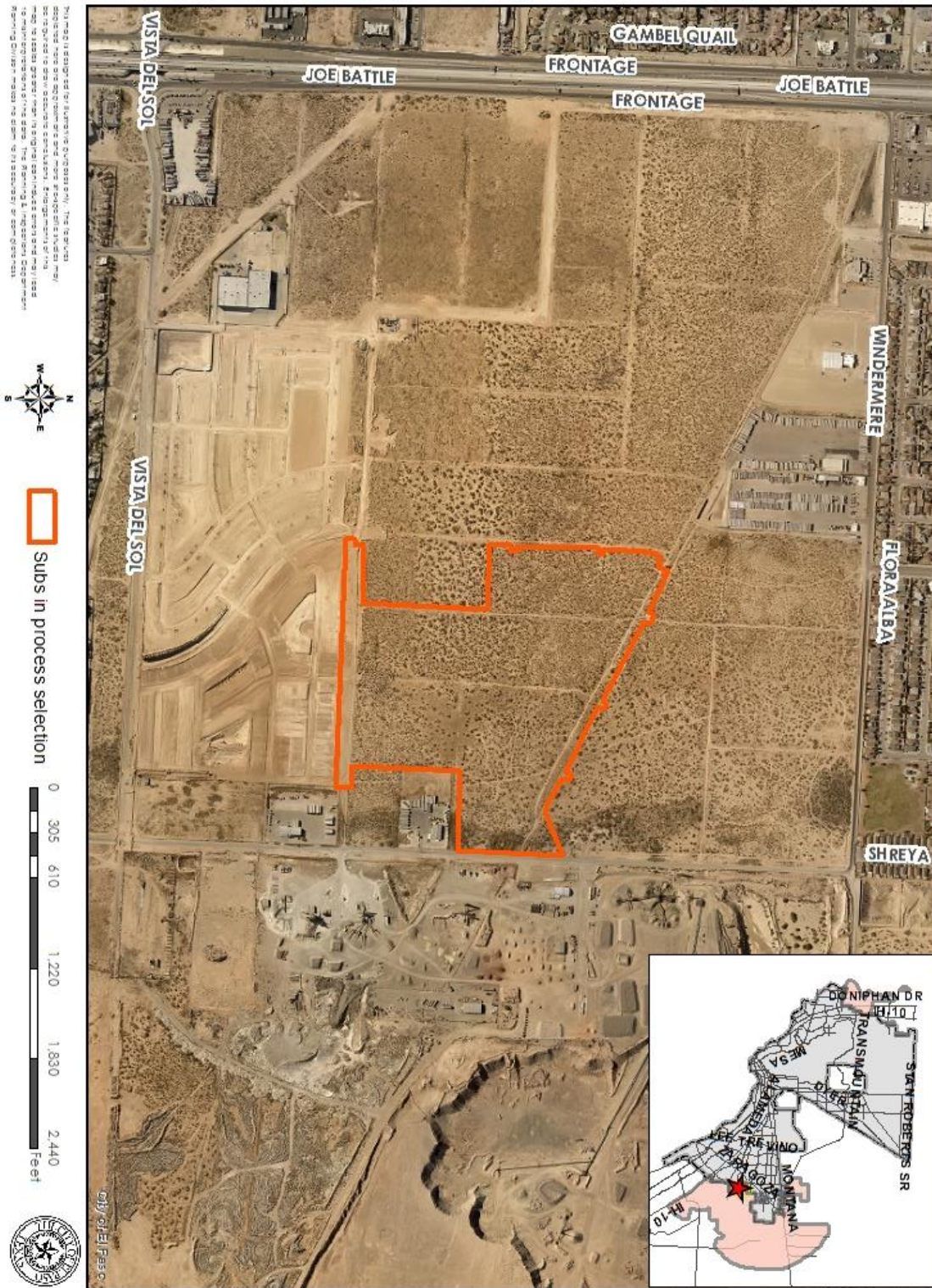
This application will expire on **October 4, 2021**, pursuant to Section 19.03.060 (Expiration), if the subdivision improvement plans and final plat have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

**ATTACHMENTS:**

1. Location map
2. Preliminary plat
3. Exception request
4. Application
5. Department Comments

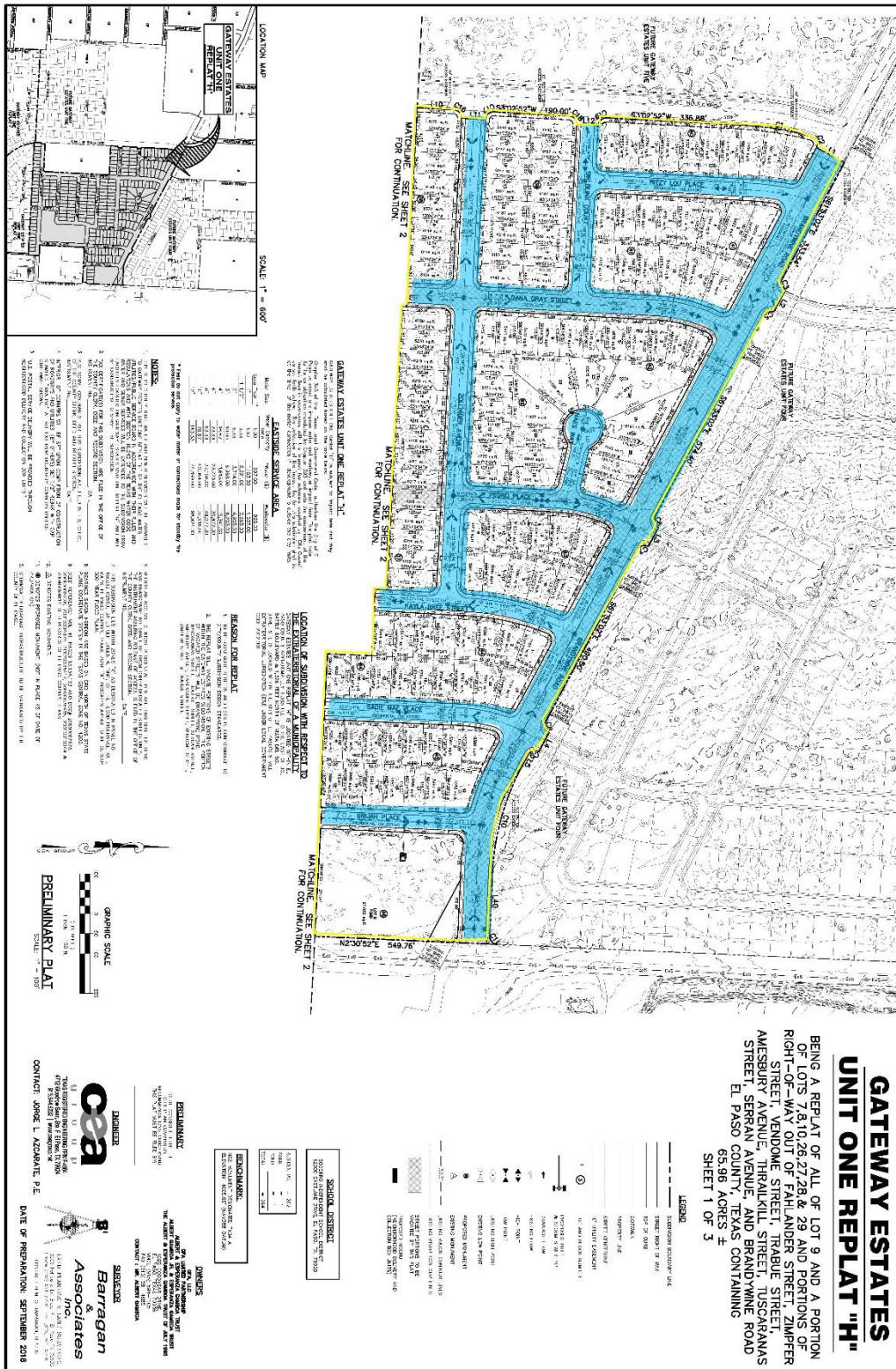


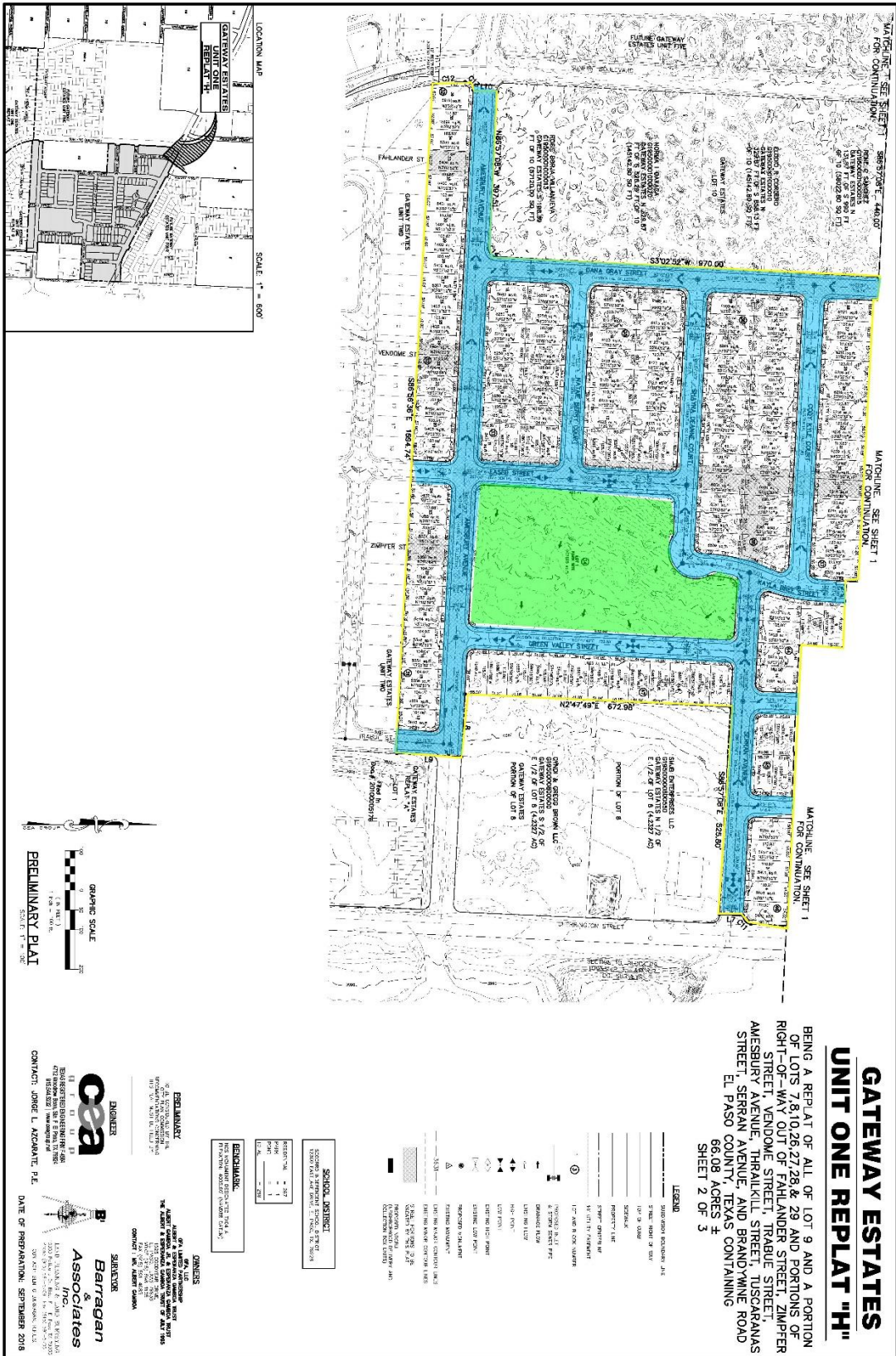
# ATTACHMENT 1





## **ATTACHMENT 2**









# ATTACHMENT 3



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

September 26, 2018

City of El Paso-Planning and Inspection Department  
801 Texas Ave.  
El Paso, Texas 79901

Attention: Ms. Rocio Alvarado  
Subdivision Planner

Reference: Gateway Estates Unit One Replat "H"-Exemption Request

Dear Ms. Alvarado:

On behalf of the developer, we respectfully, request an exemption for the following:

Exemption No. 1: City Municipal Code 19.11.050-Cherrington Road

This exemption shall consist of not requiring the construction of the roadway improvements to Cherrington. The existing Cherrington Road section has a 30-foot paved surface and is classified as a residential sub-collector street. The roadway has a 60-foot right-of-way. The existing paved surface meets the minimum pavement requirements for a residential sub-collector street.

If you have questions regarding our request, please do not hesitate to contact me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the printed name.

Jorge L. Azcarate, P.E.  
Project Manager

L-2260-025.RA.26September18  
JLA/jla



## **ATTACHMENT 4**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION PRELIMINARY SUBDIVISION APPROVAL

DATE: 9/18/2018 FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Gateway Estates Unit One Replat "H"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of a portion of lots 7.9.10.26.27.28.29 & portions of right-of-way out of Fahlander street, Zimofer street, Vendome street, Trabue street, Amesbury avenue, Thraikill street, Tuscaranas street, Serran avenue & Brandywine road Containing 66.08 Acres.

Property Land Uses:		ACRES	SITES		ACRES	SITES
Single-family		<u>39.08</u>	<u>267</u>	Office		
Duplex				Street & Alley	<u>20.14</u>	<u>18</u>
Apartment				Ponding & Drainage	<u>2.09</u>	<u>1</u>
Mobile Home				Institutional		
P.U.D.				Other (specify below)		
Park	<u>4.77</u>	<u>1</u>				
School						
Commercial				Total No. Sites		<u>287</u>
Industrial				Total (Gross) Acreage		<u>66.08</u>

3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Surface flow to proposed storm sewer infrastructure that will ultimately discharge into a proposed ponding area.
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception  
See attachment
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

GFA Limited Partnership

Albert & Esperanza Gamboa Trust

Albert Gamboa Jr. & Esperanza Gamboa Trust

12.	Owner of record	GFA, LLC	1525 Goodyear Drive, El Paso, Texas 79936	915-548-1105
		(Name & Address)	(Zip)	(Phone)
13.	Developer	GFA, LLC	1525 Goodyear Drive, El Paso, Texas 79936	915-548-1105
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CEA Group	4712 Woodrow Bean St. F, El Paso, Texas 79924	915-548-1105
		(Name & Address)	(Zip)	(Phone)

Refer to Schedule C for  
current fee.

OWNER SIGNATURE:

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024



# **ATTACHMENT 4**

## **PLANNING AND INSPECTION DEPARTMENT – PLANNING:**

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. The proposed pond shall have enough capacity to hold the developed runoff based on the old requirements.
2. On the legal description, add the county and state.

## **CAPITAL IMPROVEMENT DEPARTMENT – PARKS:**

We have **re-reviewed** Gateway Estates Unit One Replat "H", a major preliminary plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following **"revised"** comments:

Please note that this subdivision is part of the Gateway Estates Land Study; is composed of **267 Single-family** residential lots and developer is proposing to dedicate a **4.77 Acre "Park"**; based on the following Parkland calculations, this subdivision meets the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **2.10 Acres** or **210** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved Land Study

1. Parkland calculations:

Gateway Estates #1 Replat "H" is dedicating a "Park Site" for a total of 4.77 Acres

Gateway Estates #1 Replat "H" = 267 dwelling units requiring . . . . . 2.67 Acres

**Exceeds minimum "Parkland" requirements by 2.10 Acres**

2. Also, please note that subdivisions within the ETJ do not have a district designation therefore, applicant needs to provide covenants restricting the proposed use for all the lots to Single-family.

This subdivision is located with-in "Park Zone": **E-10**

Nearest Park: **Winners Park**

Also, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council unless, a vesting rights petition is submitted and approved by the Planning Dept.
2. Irrigation System must be designed to accommodate site static water pressure less 9% or a pump must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
12. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
13. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
15. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors with a minimum fifty foot by fifty foot user zone or approved alternative equipment/amenities as applicable.

16. Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
17. Provide shaded picnic tables and or benches and trash cans on concrete pads as required / applicable.
18. Street trees shall be provided along the parkway spaced at maximum 20' on center.
19. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
20. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

**EL PASO WATER:**

We have reviewed the above referenced subdivision and provide the following comments:

1. The subdivision is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by the EPWater after EPWater receives an application for water and sanitary sewer services.
2. The owner is to provide EPWater with copies of the orders of exclusion from Horizon MUD of all properties.

**Water:**

3. Water improvements (transmission mains) are required to serve the entire Gateway Estates land study area. EPWater is currently constructing a 24-inch diameter water main anticipated to be completed on spring 2019.
4. Water mains along the developed streets within the existing Gateway Estates Unit Two Replat G development need to be extended to serve the property. These mains will be available for extensions after the issuance of Final Acceptance. The owner is responsible for the costs of this extensions.

**Sewer:**

5. Sanitary sewer mains along the developed streets within the existing Gateway Estates Unit Two Replat G development need to be extended to serve the property. These mains will be available for extensions after the issuance of Final Acceptance. The owner is responsible for the costs of this extensions.

**General:**

6. The Owner is responsible for all water and sewer construction costs and the acquisition of easements if required.
7. Coordination between Owner/Developer, EPWater and The County of El Paso is required to ascertain that the water transmission mains and sewer improvements along Vista Del Sol are constructed ahead or in parallel with development.

EPWater-PSB requires a new service application to serve the subject property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.



**EL PASO ELECTRIC COMPANY:**

No comments received

**CENTRAL APPRAISAL DISTRICT:**

Change Block 33 to 37

Change Block 34 to 38

Change Block 35 to 39

Change Block 36 to 40

Change Block 37 to 41

Change Block 38 to 42

Change Block 39 to 43

Change Block 40 to 44

Change Block 41 to 45

Change Block 42 to 46

**SUN METRO:**

No comments received

**EL PASO COUNTY:**

No comments received